The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SD16-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO SELLER (FOR SALE BY OWNER)

☐ SELLER ☐ LANDLORD

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND SELLER

relationship specified below is for a specific property or properties described as:	ement. The working
Seller understands that Seller shall not be liable for Broker's acts or omissions that have not been or ratified by Seller.	n approved, directed
CHECK ONE BOX ONLY:	

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

	erage firm with only one licensed natural person, then any ensed natural person and brokerage firm who shall serve as
CHECK ONE BOX ONLY:	
	a customer. Broker, as buyer's agent, intends to perform the Convey written offers, counteroffers and agreements to amend
☐ Transaction-Brokerage Only. Broker is a transactio Seller.	n-broker assisting in the transaction. Broker is <u>not</u> the agent of
	ial information to the supervising broker or designee for the broker or designee shall not further disclose such information iment of Seller.
DISCLOSURE OF SETTLEMENT SERVICE COSTS. vary between different settlement service providers (e.g., atto	Seller acknowledges that costs, quality, and extent of service orneys, lenders, inspectors and title companies).
THIS IS NOT A CONTRACT.	
SELLER ACKNOWLEDGMENT:	
Seller acknowledges receipt of this document on	
Seller	Seller
BROKER ACKNOWLEDGMENT:	
On, Broker provid	ed(Seller)
with this document via and retained a c	copy for Broker's records.
Brokerage Firm's Name:	
Broker	